



Proctor inc. Kimbley

346 NORTH SENATE AVENUE SUITE 222 INDIANAPOLIS, INDIANA 46202 PHONE: (317) 974-5555 FAX: (317) 974-5570 dbholley@kimbleyproctor.com ENGINEERS SURVEYORS PLANNERS

Foutz Property Little Eagle Creek A Zionsville, Indiana

ALTA/ACSM Land Title Survey

15015 Avenue

DATE: 02/22/13 DRAWN: S.S.D. CHECKED: D.B.H. PROJ. NO:13102.001 of

A part of the South Half of Section 18, Township 18 North, F Principal Meridian, Hamilton County, Indiana, more particularly and Description

A part of the South Half of Section 18, Principal Meridian, Hamilton County, Indian

Township 18 North, Fina, more particularly

Land Description Parcel I

Beginning at a 5/8 inch diameter rebar (found) marking the Center of said Section 18; thence North 89 degrees 45 minutes 00 seconds East (assumed bearing) 656.55 feet coincident with the North line of the Southeast Quarter of said Section 18 to a 5/8 inch diameter rebar (found); thence South 00 degrees 26 minutes 00 seconds East 367.39 feet coincident with the West line of a tract of land described in a deed recorded as Instrument No. 8712049 in the Office of the Recorder of Hamilton County, Indiana to a 1/2 inch diameter capped rebar (found) marking the Northeast corner of a tract of land described in a deed recorded as Instrument No. 8917565 in said Recorders Office; thence North 89 degrees 42 minutes 09 seconds West 446.73 feet coincident with the North line of said Instrument No. 8917565, as monumented, to a 5/8 inch diameter capped rebar (set) marking the Point of Beginning of the property herein described; thence continuing North 89 degrees 42 minutes 09 seconds West 206.25 feet coincident with the North line of said Instrument No. 8917565, as monumented, to a Mag nail (set) in a wood post; thence North 89 degrees 39 minutes 42 seconds West 360.91 coincident with the North 17 degrees 15 minutes 32 seconds East 321.72 feet to a Mag nail (set); thence North 89 degrees 36 minutes 45 seconds East 259.38 feet parallel with the North line of the Southeast Quarter of said Section 18 to a 5/8 inch diameter capped rebar (set); thence South 00 degrees 15 minutes 00 seconds East 210.95 feet parallel with the Point of Beginning containing 3.696 acres (161,004 sq. ft.).

Beginning at the center of said Section 18; thence South 89 degrees 41 minutes 00 seconds East (assumed bearing) along the North line of the Southeast Quarter of said Section 18, 656.55 feet; thence south 00 degrees 08 minutes 00 seconds West 368.30 feet; thence North 89 degrees 11 minutes 00 seconds West 652.98 feet to an existing fence corner post; thence North 89 degrees 08 minutes 33 seconds West along an existing fence line and fence line prolonged, 360.91 feet; thence North 17 degrees 41 minutes 40 seconds East 376.93 feet to a point on the North line of the Southwest Quarter of said Section 18; thence south 89 degrees 33 minutes 30 seconds East along said North line, 243.54 feet to the point of beginning.

Beginning at a 5/8 inch diameter rebar (found) marking the Center of said Section 18; thence North 89 degrees 45 minutes 00 seconds East (assumed bearing) 656.55 feet coincident with the North line of the Southeast Quarter of said Section 18 to a 5/8 inch diameter rebar (found); thence South 00 degrees 26 minutes 00 seconds East 367.39 feet coincident with the West line of a tract of land described in a deed recorded as Instrument No. 8712049 in the Office of the Recorder of Hamilton County, Indiana to a 1/2 inch diameter capped rebar (found) marking the Northeast corner of a tract of land described in a deed recorded as Instrument No. 8917565 in said Recorders Office; thence North 89 degrees 42 minutes 09 seconds West 446.73 feet coincident with the North line of said Instrument No. 8917565, as monumented, to a 5/8 inch diameter capped rebar (set); thence North 10 degree 15 minutes 00 seconds West 313.12 feet to a 5/8 inch diameter capped rebar (set); thence South 89 degrees 45 minutes 00 seconds West 210.95 feet parallel with the North line of said Southeast Quarter to a 5/8 inch diameter capped rebar (set); thence South 89 degrees 36 minutes 45 seconds West 259.38 feet parallel with the North line of the Southwest Quarter of said Section 18 to a Mag nail (set) on the North line of said Southwest Quarter, thence North 89 degrees 36 minutes 45 seconds East 243.54 feet coincident with said North line to the Point of Beginning containing 4.272 acres (186,068 sq. ft.).

Part of the South Half of Section 18, Township 18 North, County, Indiana, and being more particularly described as

3 East,

Record Legal Description Instrument No. 2011015330

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Vay and Restriction

In accordance with 865 IAC 1—12, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners shown on this as a result of:

AREA

MAP

Shelbourne Road

Availability and condition of reference monuments
Clarity or ambiguity of record descriptions used and of adjoiners descriptions
Occupation or possession lines
The relative positional accuracy of measurements

The purpose of this survey was to retrace the boundary of property described in Instrument No. 2011015330 in the Office of the Recorder of Hamilton County, Indiana and then divide the property into two porcels, as shown. This property is located in the South Half of Section 18, Township 18 North, Range 3 East in said Hamilton County. Harrison Monuments were found marking the Northwest corner of the Southwest Quarter and the Northeast corner of the Southeast Quarter of the Northwest corner of said Section 18 per Hamilton Count Surveyor's Records. A 5/8 inch diameter rebar of unknown origin was found and accepted as marking the Center Quarter corner of said Section 18. A line between the Harrison Monument marking the Northwest assumed to be North 89 degrees 36 minutes 45 seconds East and forms the basis of bearings for this survey. Monuments marking property corners in this area were located as shown and the boundary of the subject property was calculated based on the above. The existing fence near the North line of the subject property varies from 20.0 feet South to 21.5 feet South of the East line of the subject property varies from 20.0 feet South to 21.5 feet South of the South line. The existing fence along the South line of the subject property varies be up to 1.0 foot West of said East line. The East adjoiners wood fence varies by up to 1.2 feet East line. The existing fence along the South line subject property varies by up to 1.7 feet North of said South line. The subject property was divided into 2 parcels and corner monuments were set as shown.

As a result of the above observations, to the best of my knowledge and belief, the in the location of the lines and corners shown on this survey are as follows: uncertainties

Clarity and/or ambiguity of record descriptions: bearings and distances, as shown. Variations between red and deed

Occupation or possession lines: Existing fences vary by up to 21.5 feet from established property lines as shown. Adjoining landowners to the North are occupying the land between the North property line and the existing fence.

Relative positional accuracy of measurements: The relative positional accuracy of the corners of the subject property as shown this survey is within the specifications for an Urban Survey (+/- 0.07 foot plus 50 parts per million) as defined in said 865 IAC 1—12.

This is to certify that this map or plat and the survey on which it is based were made in accordance wit the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, and 13 in Table A thereof. I further certify that to the best of my knowledge and belief this survey was made in accordance with 865 IAC 1—12. The field work was completed on February 5, 2013.

No. No.

890026 STATE OF SURNE

DIB.III Certified February 22, 2013 Kimbley & Proctor, Inc. vid B. Holley d. R.L.S. 890026

I affirm, under the penalties for perjury, that I have taken reasonable care to redact Social Security number in this document, unless required by law. David B. Holley